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STUDY
for
a
PROPOSED
GUNPOWDER RIVER
VALLEY PARK SYSTEM

MARYLAND STATE PLANNING COMMISSION

STATE PLANNING DEPARTMENT
1103 STATE OFFICE BUILDING
BALTIMORE 1, MARYLAND

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Study for a Proposed

GUNPOWDER RIVER VALLEY
PARK SYSTEM



MARYLAND STATE PLANNING COMMISSION

Publication.

August, 1958

MARYLAND STATE PLANNING COMMISSION

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ALLEN ORGANIZATION
Park and Recreation Planners

F. ELLWOOD ALLEN

MELVIN E. SCHEIDT

August, 1958



MARYLAND STATE PLANNING COMMISSION

100 Equitable Building
Baltimore 2, Maryland

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Chairman

TO HIS EXCELLENCY
THEODORE R. MCKELDIN
Governor of Maryland
Annapolis, Maryland

August 1, 1958

I. ALVIN PASAREW
Director

Dear Governor McKeldin:

I am very pleased to transmit herewith a report, entitled *Study for a Proposed Gunpowder River Valley Park System*, prepared by the Allen Organization, nationally-known consultants in park and recreation planning.

This report, undertaken in behalf of the State Planning Commission and the Commission and Department of Forests and Parks, is in compliance with your letter of April 7, 1958 requesting a study assessing the potentialities of the Gunpowder River areas for public park purposes.

As a result of its survey, the Allen Organization finds that additional public parks are required to meet the demands of the rapidly growing population in the Baltimore Metropolitan region and that the Gunpowder River valleys offer by far the most attractive opportunity for the establishment of new parks in the area. Accordingly, it is recommended that the Gunpowder area be developed as a system of stream valley parks under the administration of the State Department of Forests and Parks, with Baltimore City and Baltimore, Carroll and Harford counties participating to the maximum possible extent.

After a thorough review, our Commission believes that the report of the consultants offers a well-planned program for the development of a Gunpowder River Valley Park System and concurs in the view that this should be a State responsibility. The Commission and Department of Forests and Parks similarly endorse the general recommendations of the report and would regard the proposed parks as admirable additions to the State's over-all system of parks.

The Department of Forests and Parks assures us that it will give this report further immediate study, and it is hoped that provision for the initial acquisition of land will be included in the 1960 fiscal year capital funds requested by the Department. To further implement the recommendations for a Gunpowder River Valley Park System, the Commission suggests that you consider the appointment of a citizens' advisory committee for the proposed Gunpowder park system at the earliest possible time, similar to that which so ably assisted in the development of the Patapsco State Park.

We concur in the view of the consultants that the development of the proposed park cannot long be delayed. The people of Maryland, we feel certain, will be deeply grateful to you for your foresight in bringing this important project to public attention for prompt action.

Sincerely yours,

A handwritten signature in dark ink, reading "J. S. Meyerhoff", is written over a horizontal line.

JOSEPH MEYERHOFF
Chairman

ACKNOWLEDGMENTS

This study would not have been possible without the help and cooperation of many interested citizens, too numerous to mention individually. The State Planning Commission gratefully acknowledges their assistance and also that of the following public agencies and organizations: State Commission and Department of Forests and Parks, Baltimore County Department of Recreation, Baltimore County Office of Planning and Zoning, State Game and Inland Fish Commission, State Department of Health, State Board of Water Pollution Control, Baltimore City Department of Parks and Recreation, Baltimore Regional Planning Council and its working committees, and Baltimore City Bureau of Water Supply.

August 1, 1958

MR. JOSEPH MEYERHOFF, *Chairman*
Maryland State Planning Commission
100 Equitable Building
Baltimore 2, Maryland

Dear Mr. Meyerhoff:

In compliance with your request of May 9, 1958, and subsequent correspondence, we are transmitting herewith, our report on a *Study for a Proposed Gunpowder River Valley Park System*. The report covers both the Gunpowder and Little Gunpowder river valleys, and approaches the problem from the point of view of the needs for additional park and recreation areas in the Baltimore Metropolitan region, taking into account future regional and State population growth. It also deals with the relationship of the proposed park to other possible stream valley parks in the region, and to the existing system of State parks in general.

We are pleased to inform you that the two Gunpowder river valleys contain in ample measure all of those features which are desired in an extensive, natural type of park, and will afford opportunity for a wide variety of informal outdoor activities for a large number of people. We therefore have no hesitancy in recommending that the areas outlined in the report be acquired at the earliest possible moment as a splendid addition to the Maryland State Park system.

Respectfully submitted,

(Signed) F. ELLWOOD ALLEN

Allen Organization

TABLE OF CONTENTS

	PAGE
INTRODUCTION	ix
SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS	xi

SECTION I

THE PRESENT AND PROSPECTIVE NEED FOR PARKS IN THE	
BALTIMORE METROPOLITAN REGION	1
Population Growth	1
Existing Parks in the Baltimore Area	1
Standards for the Provision of Recreational Lands in Metropolitan Areas	2
Present Need for Parks in the Baltimore Area	3
Future Needs for Parks in the Baltimore Area	3
Summary Evaluation of Park Needs in the Baltimore Area	4

SECTION II

CRITERIA FOR SELECTION OF PARK AREAS	5
General Consideration—Types of Uses	5
Esthetic Considerations	5
Economic Considerations	5
Accessibility	5
Water Quality	5

SECTION III

POTENTIAL AREAS FOR PARK DEVELOPMENT	6
--	---

SECTION IV

DESCRIPTION OF THE GUNPOWDER RIVER VALLEYS	7
Physical Features	
Gunpowder River	7
Little Gunpowder River	8
Developments in the Gunpowder River Valleys	
Gunpowder River	9
Little Gunpowder River	10
Accessibility of the Gunpowder River Valleys	11
Water Quality in the Gunpowder Rivers	11
Fishing Potentialities of the Gunpowder River	12
Gunpowder Watershed Recreational Study, Inland Fishery Program	12
Present Resources	12
Impoundments	12
Present Use	12
Future Development	12
Multiple Use Conflict	12

SECTION V

RECREATIONAL USES OF EXISTING RESERVOIR AREAS AS PART OF A	
GUNPOWDER PARK DEVELOPMENT	13

TABLE OF CONTENTS—Continued

PAGE

SECTION VI

DETAILED PROPOSALS FOR LAND ACQUISITION FOR A

GUNPOWDER RIVER VALLEY PARK SYSTEM	15
Proposed Areas to be Included in a Gunpowder River Valley Park	15
Days Mount (Key #1)	17
Gunpowder River—Between Pulaski Highway and Old Philadelphia Road (Key #2)	17
Gunpowder River—Between Old Philadelphia and Belair Roads, Approximately 2½ Miles of River Valley (Key #3)	17
Gunpowder River—Between Belair and Harford Roads Including Portions of the Stream Valleys of Long Green Branch and Sweathouse Creek, Approximately 4½ Miles Along the River (Key #4)	18
Gunpowder River—Between Harford Road and Loch Raven Reservoir (Key #5)	18
Gunpowder River (Key #6)	19
Gunpowder River—Between Big Falls Road and York Road Including Portions of Stream Valley of Panther Branch, Approximately 2½ Miles of River Valley (Key #7a)	19
Gunpowder River—Between York Road and Prettyboy Dam Including Portions of Stream Valleys of Mingo Branch and Bush Cabin Run, Approximately 4 Miles of River Valley (Key #7b)	19
Gunpowder River (Key #8)	20
Gunpowder River—Between the Prettyboy Reservoir Lands and the Boundary of the Valley Ranch at Roller, a Short Distance Over the Boundary in Carroll County, Approximately 1 Mile of River Valley (Key #9)	20
Little Gunpowder—Between Pulaski Highway (Route 40) and Old Philadelphia Road (Key #10)	21
Little Gunpowder—Between Old Philadelphia Road and Jerusalem Road, Approximately 3 Miles of River Valley (Key #11)	21
Little Gunpowder—Between Jerusalem Road and Belair Road, Approximately 1½ Miles of River Valley (Key #12)	21
Little Gunpowder—Between Belair Road (U. S. Route No. 1) and Harford Road, Approximately 1 Mile of River Valley (Key #13)	21
Little Gunpowder—Between Harford Road and Pleasantville Road, Approximately 4 Miles of River Valley (Key #14)	22
Little Gunpowder—Between Green Road and Jarrettsville Road, Approximately 3 Miles of River Valley (Key #15)	22
Summary of Proposals	23

SECTION VII

ADMINISTRATION OF PROPOSED PARK	24
---------------------------------------	----

SECTION VIII

APPROXIMATE COST OF ACQUISITION	25
---------------------------------------	----

SECTION IX

PRIORITY SCHEDULE OF ACQUISITION	26
--	----

TABLE OF CONTENTS—Continued

PAGE

LIST OF PHOTOGRAPHS

Swimming Pool in Long Green Creek	ix
Long Green Creek	ix
Gunpowder River West of Belair Road (Key #4)	7
Gunpowder—View Upstream (Key #7-b)	7
Little Gunpowder-Harford County, West of Belair Road (Key #13)	9
Little Gunpowder-Harford County, Jerusalem Road (Key #11)	9
View of Railroad Upstream From Phoenix Bridge	10
Quarry Operations East of Big Falls Road	10
Quarry Operations at Big Falls Road	11
Covered Bridge at Bunkerhill Road (Key #7-b)	11
No Trespassing—Prettyboy Reservoir Area (Key #8)	13
Boat Docks on Prettyboy Reservoir (Key #8)	13
Days Mount—Ruins of Old Colonial Home (Key #1)	15
Gunpowder River (Key #4)	15
Confluence of Long Green and Gunpowder (Key #4)	16
Swimming Hole West of Belair Road (Key #4)	16
Present Picnic Usage Along River Side (Key #7-b)	17
View Downstream From Bridge (Key #7-b)	17
Little Gunpowder Off Reynolds Road—Informal Scout Camping (Key #11)	18
Little Gunpowder—Harford County, East of Belair Road (Key #12)	18
Woods Road in Harford County—East of Belair Road (Key #12)	19
Harford County—Near Jerusalem Road (Key #12)	19
Meadowland in Harford County Between Keys #14 and #15	20
Harford County—West of Belair Road (Key #13)	20
Old Abandoned Public Road at Stansbury Mill Area—Little Gunpowder (Key #15)	21
In Harford County—West of Belair Road (Key #13)	21

LIST OF TABLES

Population, Baltimore Region	1
Attendance at State Parks and Other Recreational Areas in the Baltimore Region	5

MAP

Generalized Plan of Proposed Gunpowder River Valley Park	27
--	----

INTRODUCTION

The purpose of this report is to present to the people of Maryland the results of our study of the Gunpowder River valleys with respect to the possibility of utilizing these areas for park and recreational purposes. The objective of our study, as more specifically defined in our instructions, was to determine:

1. The suitability of all or part of these river valleys for public park and recreational uses, taking into account such matters as accessibility, the relationship of the areas to population centers, the present and projected future population of the Baltimore region, possible types of recreational uses, and the topography and natural and cultural features of the valleys, including an evaluation of the possibilities for more intensive recreational use of the water supply reservoir reservations now existing in the Big Gunpowder River valley.
2. If, under item 1, the valleys are found to be suitable for a public park, then under what jurisdiction (State or local) should the land be acquired, developed, and managed. (This item will involve some determination of the policies which should guide the planning and development of a State versus a local



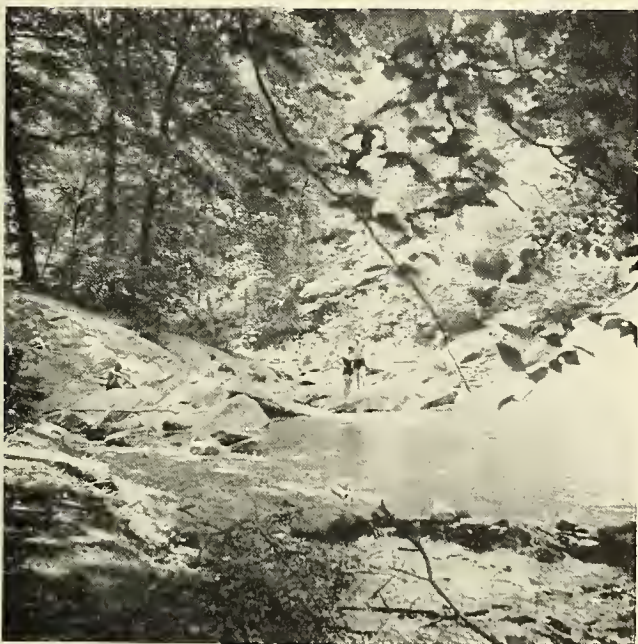
Long Green Creek

park system in order to determine the relationship of the proposed park to such a system.)

If a determination is made that the area should, in fact, be developed as a part of the State park system then:

3. The amount and extent of land to be acquired, indicating approximate taking lines of property involved.
4. Estimated cost of land acquisition and development.

The Gunpowder may well be called the "forgotten river" insofar as present development is concerned. The question arises, how could an unpolluted river with adjacent lands possessing such excellent potentialities for park development be so neglected in the face of the population expansion which now characterizes this great metropolitan area? There have been a number of local citizens who have long realized its importance in the total park program for the State and who have worked diligently to focus attention on its merits. Their enthusiasm and foresight is partially responsible for this study. However, the initiation of the study must be credited to Governor McKeldin, long an advocate of a broad park program for the State. The Governor's letter to Joseph Meyerhoff, Chairman of the State Planning Commission, requesting the study follows:



Swimming Pool in Long Green Creek

EXECUTIVE DEPARTMENT

ANNAPOLIS, MARYLAND

April 7, 1958

THE HONORABLE JOSEPH MEYERHOFF, *Chairman*
State Planning Commission
100 Equitable Building
Baltimore 2, Maryland

Dear Joe:

As you know, I have a keen interest in the public acquisition and improvement for park and recreation purposes of undeveloped lands in Maryland.

This interest is based on the rapid population growth of the State and the expansion of our industrial establishment.

Desirable as this growth and expansion are, they emphasize the danger of the covering of our lands to an extent that the areas for future recreational use of the citizens will be far from adequate.

I have been encouraged greatly by the progress we have made in the development of the big Patapsco Valley Park along the Patapsco River and by the fine public acceptance of this project and the excellent use that is made of the developed areas.

I now believe that we should move without delay toward the development for park purposes of the land along the Big Gunpowder River from Tidewater to the vicinity of Prettyboy Dam, and that the Valley of the Little Gunpowder also should be considered in the project.

This, as you know, is an area of scenic beauty where the two rivers run through deep valleys which are largely wooded with oaks and magnificent beech trees. The rivers readily would lend themselves to the development of ponds and lakes for recreation and the adjacent land is ideal for rugged hiking trails and camp sites.

This natural beauty already is threatened with encroachment by both residential and industrial development, and we should begin our studies, planning and acquisition of land as soon as feasible.

I am advised that the park proposal has the hearty endorsement of such organizations as the Junior Gunpowder Club, the Rotary Club of Kingsville and the Gunpowder Farmers Club. I know that many civic-minded individuals in the area and in Baltimore City would give you their full cooperation.

Judge John B. Gontrum of the Third Judicial Circuit is an early pioneer for this project, and at the Governor's Conference on Recreation in 1954, I personally urged consideration of the proposal, and my suggestion brought considerable applause from those attending and many letters of approbation in subsequent days.

I ask now, Joe, that you place this important matter before the Planning Commission at the earliest opportunity and that a study be organized without delay so that a detailed report of the potentialities may be made at the next session of the General Assembly.

With thanks and my kindest regards, I am

Sincerely,

(Signed) THEODORE R. McKELDIN
Governor

SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

Findings and Conclusions

1. Additional State parks are needed in Maryland.
2. Because almost sixty percent of the State's population live in the Baltimore Metropolitan region, a substantial portion of these additional State parks should be located in this area.
3. Presently available park and recreation lands in the Baltimore Metropolitan area amount to 25,000 acres, or a deficiency of 16,000 acres.
4. On the basis of the projected population for the region, there will be a deficiency of about 36,000 acres by 1980, if additional acreage for park use is not acquired.
5. The occupancy for residential purposes of farm and other open land in the outlying areas is proceeding at so rapid a rate that if land for the additional parks is not acquired soon, suitable acreage will not be available, except at a prohibitive cost.
6. Modern patterns of living and leisure-time pursuits further suggest the need for parks with a natural, wilderness-type environment that offer a wide variety of outdoor activities, such as, fishing, swimming, boating, riding, camping, hiking, and picnicking.
7. The stream valleys of the nearby counties are the areas most suitable for such parks.
8. The valleys of the Gunpowder and Little Gunpowder rivers are by far the most satisfactory areas in the Baltimore region for the development of extensive natural parks. In this respect, few, if any, metropolitan areas in the United States with a population in the neighborhood of two million people are so fortunate in having within a relatively short distance a system of unpolluted rivers, streams and lakes in an extensive unspoiled natural setting such as that offered by the Gunpowder rivers.
9. Large parts of the two Gunpowder river valleys are already being used extensively for informal outdoor activities, such as, fishing, swimming, hiking, and picnicking.
10. The Loch Raven and Prettyboy reservoirs of the City of Baltimore, which are now providing extensive fishing and other recreational opportunities for large numbers of people, are a logical part of any park system developed on the Gunpowder rivers and their recreational uses can be greatly expanded.

11. Not all portions of the Gunpowder river valleys are equally suitable for park purposes. The less suitable areas are the sections from Phoenix to Big Falls Road on the Gunpowder, from Pleasantville Road to Green Road on the Little Gunpowder, and the area east of the Baltimore and Ohio Railroad on both rivers, except for the Days Mount farm area. These sections contain extensive railroad lines and producing farm, commercial and residential properties which detract from a park environment or are expensive properties which should not be withdrawn from the tax rolls.
12. A park system embracing those portions most suitable for park purposes of both valleys, requires acquisition of about 11,600 acres of land, and the total park system envisaged for the region, including the public water supply reservoirs of the City of Baltimore, would amount to 27,710 acres.
13. Both rivers are crossed by numerous public roads which provide ready access to most sections of these valleys.
14. Much of the land in these valleys is presently unsuitable for economic development, and therefore relatively inexpensive.
15. The magnitude of the proposed park, the widespread area which it will serve and the proposed type of usage clearly indicate that it logically belongs in the State park system.
16. Acquiring the lands proposed for inclusion in the park system will cost an estimated \$3,483,000.

Recommendations

1. Approximately 11,000 to 12,000 acres of land should be acquired on the Gunpowder and Little Gunpowder rivers for the development of an extensive system of park areas, extending from tide-water to Carroll County on the Gunpowder, and from the Baltimore and Ohio Railroad to the Jarrettsville Road along both the Baltimore County and Harford County side of the Little Gunpowder River.
2. The proposed system of stream valley parks should be developed under the administration of the State Department of Forests and Parks, with the recreation departments of Baltimore City and Baltimore County, and the governments of Carroll and Har-

ford counties participating to the maximum extent possible.

3. The City of Baltimore, in cooperation with the State Department of Forests and Parks and the Baltimore County Department of Recreation should expand the present use for recreation of the Loch Raven and Prettyboy reservoir areas as a part of the proposed Gunpowder park system.
4. First priority in acquiring the park lands should be the acquisition of strips of land at major highway crossings to insure and protect access to the future

park, and that beyond this, the area between Old Philadelphia Road and Harford Road on the Gunpowder River should receive first attention.

5. Efforts should be made to encourage public-spirited citizens and organizations to make gifts of land for park purposes in the areas selected.
6. Because of the threat of encroachment, the program of acquisition should take precedence over development of the area. Continuation of informal public use, pending development, should be encouraged, however, as the lands are acquired.

SECTION I

THE PRESENT AND PROSPECTIVE NEED FOR PARKS IN THE BALTIMORE METROPOLITAN REGION

Population Growth

The Baltimore Metropolitan region, consisting of Baltimore City and the four surrounding counties of Harford, Baltimore, Howard and Anne Arundel, contains 1,805 square miles. This is only slightly more than 20% of the 9,887 square miles of land in the entire State of Maryland. Yet within this metropolitan region there were in 1957, 1,700,000 people, or almost 59% of the 2,900,000 total population of the State. The majority of these metropolitan residents live within 15 miles of the center of the City. However, only 980,000 people live within the corporate boundaries of the City, 443,000 live in Baltimore County, 180,000 in Anne Arundel County, 71,000 in Harford County and 33,000 in Howard County.

The significance of this population distribution is brought into better focus, if it is compared with similar figures for an earlier date, e.g., 1930. At this time the City already had 804,000 people, but Baltimore County had only 125,000, Anne Arundel 55,000, Harford 32,000 and Howard a mere 16,000. These figures clearly illustrate the explosive nature of the outward expansion of population in the Baltimore region. Of even greater import, however, is the population distribution predicted for the future. Recent studies of the Baltimore Regional Planning Council indicate that for the region as a whole, population will increase to about 2,600,000 by 1980 and 4,000,000 by the year 2000, but that the City proper in 1980 will have only 1,200,000 and probably will never have more than about 1,300,000 at its ultimate density.

Existing Parks in the Baltimore Area

Baltimore City now owns about 5,770 acres of public parks and playgrounds. Of these, 5,200 acres are within its boundaries, and provide just slightly more than one-half acre of recreational land per hundred City residents. However, Baltimore County now operates about 2,700 acres of school and playgrounds, and athletic fields. On a regional basis, therefore, the existing municipal and county-owned parks and playgrounds represent about 0.5 acres per hundred persons.

With the exception of Graham Park, a 120-acre parcel acquired by the City several years ago, and the Lake Roland area, there have been no significant additions to the public park system of Baltimore since Leakin Park was acquired a couple of decades ago. This park, together with Herring Run Park, acquired in the 1920's, added something over 1,000 acres to the City's park system, but still only provided at that time about 0.4 acres of park per hundred persons.

While there have been no major additions, other than neighborhood schools and playgrounds, to municipal or county parks in the Baltimore region in the last twenty years, several additions to the State park system in this area have provided significant additional recreational facilities. The Sandy Point State Park provides a splendid bayside park and bathing beach of 760 acres within easy access for most of the people of the area. The Patapsco State Park, which is essentially an enlargement of the older Patapsco State Forest Reserve, now contains more than 4,200 acres reaching from tidewater to Liberty Reservoir, and to Sykesville. It will ultimately include several thousand additional acres, if present plans are consummated, but already provides many of the recreational opportuni-

POPULATION, BALTIMORE REGION

	1900	1910	1920	1930	1940	1950	1957	1980
Baltimore City.....	508,957	558,485	733,826	804,874	859,100	949,708	979,040	1,219,000
Counties:								
Anne Arundel.....	39,620	39,553	43,408	55,167	68,375	117,392	178,200	383,000
Baltimore	90,755	122,349	74,817	124,565	155,825	270,273	442,933	750,000
Harford.....	28,269	27,965	29,291	31,603	35,060	51,782	71,440	140,000
Howard	16,715	16,106	15,826	16,169	17,175	23,119	32,594	69,000
Total in Counties.....	175,359	205,973	163,342	227,504	276,435	462,566	725,167	1,342,000
Total in Region	684,316	764,458	897,168	1,032,378	1,135,535	1,412,274	1,704,207	2,561,000

Annexation—1918

ties characteristic of a rugged, heavily forested river valley. The Rocks State Park on Deer Creek in Harford County adds another 180 acres. With the addition of these State parks, the total of all lands devoted primarily to recreation in the Baltimore region amounts today to about 13,000 acres, or about 0.76 acres per hundred persons.

In addition to the foregoing, six public water supply storage reservoirs, with their surrounding publicly-owned lands, are located in the Baltimore region. These are Loch Raven, 7,900 acres, and Prettyboy, 7,400 acres, on the Gunpowder River; Liberty, 9,200 acres, on the Patapsco; Atkisson, 350 acres in Harford County; and Triadelphia, 1,650 acres, and Rocky Gorge, 1,620 acres on the Patuxent River.

Although these reservoirs were constructed primarily for the purpose of providing a safe and dependable public water supply, they and their surrounding lands possess great potentialities for public recreation also, as is elsewhere discussed in this report. However, the use of these areas and water surfaces for recreation is today restricted largely to fishing, although limited picnicking facilities, some bridle trails, a golf course and a skeet shooting area are also provided in a few selected areas. Furthermore, the Patuxent reservoirs serve both Baltimore and Washington populations in this respect, and only half their areas should therefore be allocated to the Baltimore region. In view of these restrictions, the areas in spite of their great potentialities should therefore be discounted to a considerable degree when including them in the total of park and recreation areas currently available to the public in the Baltimore region.

Assuming, however, that the recreational potentialities of the water supply reservoir areas could be fully developed to the extent permitted without interfering with the major purpose for which they were built, the total of all public park and recreation areas in the Baltimore region would then amount to about 39,000 acres, or about 2.3 acres per 100 people. As discussed later in the section on reservoirs, however, there is reason to question whether sanitary requirements plus public attitudes would ever permit full realization of their recreational potentials. Furthermore, draw-down of the water surfaces during drought periods would reduce substantially the utility of these areas for recreation and this must be recognized in evaluating these areas for park purposes. Under such circumstances, it would be the better part of wisdom to discount the full value of the areas for recreation, even after greatly expanding the present usage. An area equivalent to perhaps half their total acreage appears, therefore, to be a reasonable allowance for inclusion in the ultimate total of regional parks. (Even this will require a sub-

stantial increase in the recreational usage of the areas over that now permitted.) Under this assumption, total net effective public park and recreational lands currently available for public recreational development and usage in the Baltimore area would amount to not more than 25,000 acres or about 1.5 acres per 100 present population. On the basis of anticipated 1980 population this figure reduces to just about one acre per hundred people.

Standards for the Provision of Recreational Lands in Metropolitan Areas

Various standards have been proposed from time to time for providing parks and open spaces, but no firmly established formulae or quantitative criteria have as yet received general acceptance. A common standard frequently quoted is one acre of parks per 100 persons, but this standard was proposed several decades ago when urban life and transportation were vastly different from that of today. Then, too, this was applied primarily to the more urban types of parks, and did not cover rural-type parks of a more extensive and natural character.

When the park system of the City of Baltimore was first being developed, the average citizen had little time or opportunity for outdoor recreation. The work-week ranged from 48 to 60 hours extending through six days, and transportation was mainly by streetcar or railroad. Parks were of maximum value only if they were within walking distance or could be reached easily by streetcar. Even so, Baltimore's park system at that time, splendid as it was, provided far less than 1 acre per hundred people. Today, with a work-week of 40 hours or less extending through 5 days, paid vacations, universal use of the private automobile, and a far higher standard of living, there is not only far more leisure time available to most citizens, but the economic means are available to permit most of them to indulge a greatly enhanced appetite for a wide variety of outdoor pursuits not normally possible in urban-type parks. The wide range of activities for which provision should be made in recreation areas today is discussed in detail elsewhere in this report in connection with the discussion of the various uses for which a Gunpowder River Valley Park could be developed. But, with automation and the prospect of a still shorter work-week in the not too distant future, it is evident that not only will additional parks be needed in the Baltimore area because of increasing population, but it would logically appear that a greater proportion of parks in relation to population, as well as a greater variety of park types, will be needed to provide the additional opportunities for recreation required by present and anticipated leisure-time pursuits.

Just how much more park development will be required

to satisfy this need is not precisely determinable. As mentioned above, no precise quantitative standards have received general acceptance. However, a special working committee appointed by the Baltimore Regional Planning Council to study park and open space needs in connection with preparation of a long-range land use plan for the Baltimore region has proposed a set of standards which go a long way toward providing for the kind of park and open space requirements that this region should have to satisfy its rapidly expanding population, its even more rapidly expanding land development activity, and the greatly broadened pattern of recreational pursuits, characteristic of modern life. In a preliminary draft of the committee's report, these standards are discussed as follows:

"In its investigation of standards, the committee was confronted with the difficulty of fitting standards to each of the [open space] categories listed. Furthermore, even though the committee was primarily concerned with the development of standards for major recreation areas and open spaces serving the population of the entire region, rather than that for smaller areas, it could not omit from its consideration standards for local facilities. After having reviewed local conditions as well as standards suggested in other sections of the United States, the committee arrived at the standards outlined below on the basis of the best judgment of its members. The standards suggested are as follows:

<i>Type of Use</i>	<i>Acres Per 1,000 Population</i>	<i>Persons Per Acre</i>
Neighborhood parks, play fields and playgrounds	4	250
Urban parks	10	100
Regional and State parks, parkways, etc.	10	100
Total, Public Parks and Recreation	24	41
Open Spaces	33	30
Total	57	18

The above standard of 57 acres per 1,000 persons does not include an additional 20 acres per 1,000 persons which the committee considered essential for such recreational activities as hunting and fishing. Inasmuch as there appears to be very little likelihood of providing sufficiently large land areas suitable for such activities within the confines of the region, the standard was set up as a separate item. It is recommended that hunting and fishing facilities, adequate to meet this standard, be provided in the mountain areas of the State or by governmental inter-action in the adjoining states. It must be further pointed out that the first two standards in the above table (for neighborhood parks, play fields, playgrounds and urban parks) may reasonably be expected to be valid through 1980, while those standards for regional and State parks as well as for open spaces ought to be reviewed within five years. It is anticipated that a shorter work-week, which would result in more leisure time and longer periods of paid vacations, would establish an increased demand for regional and State parks and that a standard higher than 10 acres per

1,000 persons may be desirable on a longer range basis. As has been pointed out, the recommended standards are based on the best judgment of the committee members and must be considered in that light. The committee felt very strongly the need for much more detailed study of desirable standards. The recommendations of the committee with reference to such study are contained subsequently in this report."

Present Need for Parks in the Baltimore Area

While the foregoing standards have not yet been adopted by the Baltimore Regional Planning Council, they do offer a rational approach to the problem of evaluating the need for recreation areas in the Baltimore region. On the basis of these standards, the region should now have about 41,000 acres of parks and recreation areas to provide for the needs of its present population. This is slightly above the amount of land now available for such purposes in the region, provided the recreational potentialities of the six reservoir reservations located in the area are evaluated without regard to restrictions associated with their basic purpose. As pointed out earlier, however, these areas are by no means fully utilized today, and even after maximum permissible utilization may never be equal to other comparable areas in equivalent recreational values. If the reservoir areas are reduced by a factor of 50%, the total of presently available park and recreation lands in the region amounts to 25,000 acres, and the current deficiency is an estimated 16,000 acres.

Future Needs for Parks in the Baltimore Area

Applying the aforementioned recreational standards to the projected population of the region, total regional requirements for park and recreational areas will in 1980 amount to 61,500 acres. If no additional parks are added, and if only 50% of the reservoir areas are allowed, this will mean a deficiency by that time of 36,500 acres.

It must be pointed out here that even if sufficient recreational lands were available to serve the existing population, the additional lands needed to serve the much larger population envisaged for a generation hence should nevertheless be acquired in the reasonably near future, for not only is population growing at a very rapid rate, but modern standards of living call for a much lower density of land occupancy than in the past, and this density standard may very well be further lowered in the future. Thus, with the explosive rate at which land in the outlying areas of the metropolitan region is being occupied, lands suitable for parks and recreation may not be available a decade or two hence, when they are needed, except at an exorbitant price. This trend is made all too apparent by the number of real estate subdivision signs found in the entire area adjacent to the Gunpowder rivers.

The foregoing points are further emphasized by the following statement by Professor John T. Howard, a nationally recognized authority on land use planning. "There seems to be every likelihood . . . that if the current standard of acres per thousand persons is valid for the present situation, the future will justify a still higher standard. It would surely be prudently conservative to forecast that our metropolitan areas will need at least 20 acres of natural park and reservation land for each 1,000 inhabitants."¹

Foresight demands that acquisition of future recreational lands begin now, even though detailed plans for the development and use of the acquired lands have not yet been fully worked out. A precise, detailed understanding of just how lands reserved for future parks and open spaces will ultimately be used is not necessary as a prerequisite to acquisition, provided the general need for such lands is recognized and a program of acquisition

¹ Future Metropolitan Growth and Planning—The Annals of the American Academy of Political and Social Science, "Recreation in the Age of Automation," September, 1957, page 36, by John T. Howard.

instituted. Development of concepts of use and preparation of plans for development can very well await the time when pressure for more intensive use of the lands has arisen. Besides, ideas and practices relating to recreational usage may have changed sufficiently by that time to render obsolete any preconceived concepts regarding ultimate detailed usage which may be offered as a justification for present acquisition.

Summary Evaluation of Park Needs in the Baltimore Area

In summary, it may be said that there is not only a current need to develop more fully the recreational potentialities of the water reservoirs now located in the Baltimore region, but that because of certain restrictions on the use of such areas and the time required to gain professional and public acceptance of such uses, there is a current deficiency of recreational lands in the area of from 10,000 to 16,000 acres and an estimated future deficiency of 36,500 acres by 1980.

SECTION II

CRITERIA FOR SELECTION OF PARK AREAS

In the previous section, the need for additional parks in the Baltimore Metropolitan region was established on the basis of present and prospective population considered in relation to existing park facilities. Besides need, there are other important criteria that must be observed in the selection of park areas. These are discussed below.

General Consideration—Types of Uses

As indicated above, present day patterns of living, plus personalized transportation, make necessary a drastic revision in the basic concept of public parks and recreational areas. In seeking recreational areas, most people apparently now prefer to get away from an urban environment, and seek areas of a more remote and natural character. Furthermore, preferences are such that it is not sufficient merely to provide open space. The area must have associated with it a stream or other water body, some height of land or over-look, or some similar attraction which provides a focal point for the day's outing, and the general environment must be such as to promote a feeling of completely informal, relaxed, outdoor living. Wooded slopes and groves, rocky stream banks, opportunities for fishing, camping, riding, wading, swimming, and for cooking outdoor meals are sought, and where provided, are heavily patronized. This is well illustrated by the figures on attendance at the several developed centers in the Patapsco State Park, the roadside picnic areas of the State Roads Commission, the picnic areas now available at the several water supply reservoirs of the area, and at Sandy Point Beach, as well as by the number of people who now fish in the City's water supply reservoirs, either from boats or from shore. All of these places are heavily patronized, especially during the warmer months of the year, as shown by the following tabulation. Of special significance is the rapid rate of increase in patronage, at the Patapsco State Park, which these figures reveal.

ATTENDANCE AT STATE PARKS AND OTHER RECREATIONAL AREAS IN THE BALTIMORE REGION

<i>Park</i>	1947	1951	1952	1953	1954	1955	1956	1957
Elk Neck	7,440	31,000	28,000	102,000	172,000	83,000	186,000	380,000
Rocks (Deer Creek)				55,000	61,000	53,000	61,000	46,000
Sandy Point			58,000	144,000	280,000	296,000	289,000	309,000
Patapsco	297,000	528,000	596,000	1,014,000	1,213,000	1,190,000	1,930,000	2,320,000
Washington Suburban Sanitary Commission Picnic Areas at Reservoirs								100,000
Washington Suburban Sanitary Commission Fishing Permits....								100,000

Esthetic Considerations

In addition to the general consideration and natural characteristics discussed above, it is desirable, when possible, to avoid areas in which the presence of railroads, operating quarries or other enterprises detract from the full enjoyment of the area.

Economic Considerations

Areas now devoted to industrial, commercial, or farming activities will, in general, usually prove too expensive to acquire for park purposes. In some instances, however, the activity may be of such a nature as to detract seriously from an otherwise acceptable park area, and it may be necessary to acquire the property in such a case to insure preservation of the esthetic qualities desired. Beyond this, it is undesirable for public policy reasons to withdraw from the tax rolls producing industries, or to take lands now efficiently serving a public need, such as a privately-owned recreational facility. Also, areas of concentrated development, such as villages, must be by-passed.

Accessibility

Ready access to the area is a necessity and the presence or absence of adequate public roads at reasonably frequent intervals, or the possibility of constructing service roads or trails, at a reasonable cost, are necessary considerations in the selection of a park area.

Water Quality

In the consideration of park areas associated with streams or other water bodies, the presence or absence of pollution, or the threat of future pollution must be considered. This becomes all the more important if fishing or bathing are included in the possible uses for which the park is being developed.

SECTION III

POTENTIAL AREAS FOR PARK DEVELOPMENT

Application of the criteria adopted herein for additional park areas in the Baltimore region automatically limits the choice to water front areas of the Bay and its tributaries and to the several stream valleys of the region. With respect to the tidewater areas, little opportunity for extensive park development at reasonable cost remains. Most of the shore front is already occupied by industry, by private residential or summer cottage development, or by privately owned beach resorts open to the public. This leaves the stream valleys as the primary choice.

Within easy access of the Baltimore area, the principal stream valleys possessing some, at least, of the characteristics desired in a natural park are the Little, Middle and Main Patuxent rivers in Howard County, Seneca Creek in upper Montgomery County, the Monocacy in Frederick and Carroll Counties, Deer Creek in Harford County, and the Gunpowder rivers in Baltimore and Harford Counties.

The main branch of the Patuxent River is already largely occupied by the two reservoirs of the Washington Suburban Sanitary Commission. The short stretch between the reservoirs, and a small area above the upper reservoir are already under consideration by the State Department of Forests and Parks as an addition to the State park system. This area, while possessing many attractive features, is limited in extent, however, compared with the total acreage needed for the region, and, in addition, is also required to serve the population in the Washington area.

The Middle and Little Patuxent river valleys, while possessing some rather scenic stretches, are both limited in extent, and in the amount of more rugged wilderness-type areas desired. Much of the area is in farm land, and suitability of these areas for park purposes would therefore be limited. Similarly, Seneca Creek flows mostly

through farming country, and suitable park areas of the type here being sought are limited. Furthermore, some portions of this valley are already being assembled by the State Department of Forests and Parks, as a State park to serve the thickly populated Montgomery County area. The Department reports that this need for parks in the Washington Suburban area is further demonstrated by the heavy attendance of Washington area residents at the Patapsco State Park.

The Monocacy River flows almost entirely through gently rolling farm country. There is a serious watershed soil erosion problem to be dealt with. The stream itself is generally of a placid nature, with few rocky or rugged banks, and is in many places muddy. While quite lovely, nevertheless, and desirable in the absence of other suitable sites, this river valley does not provide in sufficient degree the features being sought in this study for a natural park. Also, both the Monocacy, and Seneca Creek have the drawback of being at a somewhat greater distance from the center of the Baltimore area than other choices.

Deer Creek possesses some quite attractive stretches of rugged natural beauty, but there is already a park on this stream, and the other sections of the valley which would be most suitable for a stream valley park are again limited in extent, in size of stream, and in some of the other features which are being sought. Elimination of the stream valleys discussed above leaves the Gunpowder and Little Gunpowder valleys as the remaining choices for a regional park. These stream valleys possess, in far greater measure than the others, those features which add up to a splendid natural park of extensive proportions, and have the added advantage of being closer to the center of Baltimore than any other stream. While, therefore, some of the other stream valleys of the area should ultimately also be included in a regional system of parks, the Gunpowder river areas must on all counts be given preference in selecting the next addition to this system.

SECTION IV

DESCRIPTION OF THE GUNPOWDER RIVER VALLEYS

Physical Features

Gunpowder River—The Gunpowder River has its source in Pennsylvania, just above the village of Lineboro in Carroll County. The river does not reach significant size, however, until it approaches the Baltimore County line near the village of Roller, some four miles or more downstream. Here, as a stream perhaps 20 feet wide, it enters the steep-sided, generally wooded, and often rocky valley through which it travels almost continuously until, as a turbulent river over 100 feet wide, it plunges through the Fall Line into tidewater near the old colonial county seat and port of entry of Joppa Town, some 50 miles farther downstream. This valley has, over the ages, been cut by the river into the Piedmont Plateau, which today is represented by the tops of the hills bordering the river on either side. Near the river's source, these hills rise to over 1,000 feet above sea level, but at the Fall Line their elevation is only about 125 feet.

Except at its lower end, the valley cut into the Piedmont Plateau by the river is generally from 200 to 250 feet deep. The valley floor is rather narrow for much of its length, although in its middle reaches, from around Monkton to



Gunpowder—View Upstream
Key No. 7-b

the upper end of the Loch Raven Reservoir, there are sections where broad meadow bottoms occur. At other places, such as at Green Branch, Dulany Valley and Mine Bank Run, the valley widens out to present a broad open rolling type of landscape.

Except at the latter places, the hills bordering the valley are steep-sided, but with rounded, gently-sloping tops, which are largely devoted to farming. The forested areas are largely confined to the steeper slopes of the valley sides, and it is this steep rugged aspect of the valley itself which has deterred development, thus preserving the wilderness-type character of much of the valley which is its principal attraction. This is particularly true of the section above and around the Prettyboy Reservoir and for some six or seven miles below Prettyboy Dam. Substantial stretches of the Loch Raven Reservoir above and below Dulany Valley as well as the entire reach from Loch Raven Dam to the Fall Line also exhibit this same steep rugged characteristic, but the 4½ mile reach from Harford Road to Belair Road is probably the most rugged and inaccessible section of the entire river.

East of Pulaski Highway (Route 40) the hills disappear, and the river flows quietly for several miles through flat coastal plain country to the Gunpowder tidal estuary.

The river itself varies its mood as it flows through the



Gunpowder River West of Belair Road
Key No. 4

several sections of the valley. Above Prettyboy Reservoir, it descends for several miles in a series of pools and rocky rapids to the level of the lake. The lake, formed by Prettyboy Dam, is about $7\frac{1}{2}$ miles long, lying in long narrow arms between steep wooded slopes. At Prettyboy Dam, the water drops 130 feet to flow for some 7 or 8 miles through a heavily wooded rocky gorge in a series of pools and rapids. The bed of the stream is gravelly and hard and the stream itself, some 30 feet wide, is clear, cool and sparkling with trout as the predominant fish life. Here and there, pools with rocky sides are deep enough for swimming.

Below Blue Mount, Bee Tree Creek brings to the river considerable sediment during heavy rains, the banks become grassy and at places broader, and the river bottom gradually becomes more muddy. The river is generally broader, and shallow with fewer stretches of rapid water, and there are considerable areas of flat bottom land, mostly in meadow, on one bank or the other. At Phoenix, the river enters Loch Raven reservoir, through which it flows for about 9 miles.

At Loch Raven Dam, the river drops 82 feet with another drop of 20 feet at the old dam, one-quarter mile downstream. Turning northeastward a short distance below the old dam, the river flows for a mile with a steep hillside on its right and broad meadowland on its left, then turning sharply southeast, it again plunges into the deep gorge through which it flows until it emerges at the Fall Line. This entire stretch of the river is characterized by reaches of quiet pools, often deep enough for swimming directly from the banks, interspersed with rocky reaches and rapids, with the river gradually widening from about 70 or 80 feet at Loch Raven to over 100 feet at the Fall Line.

Between Belair and Old Philadelphia Roads the river enters the Long Calm, one of the most famous fording places of colonial days for travelers on the road to Philadelphia. Below the Long Calm, the river, in a final surge of eagerness to reach the sea, races through a mile or more of swirling rapids, deep whirlpools and jumbled rocks, reminiscent of some of the beautiful trout and salmon fishing rivers of the North, to emerge from the hills at the Baltimore and Ohio Railroad.

Throughout this lower portion of the river a series of mills provided power for iron works and other industries in colonial times, but only remnants of some of these structures are discernible today. In former times, deep water extended up to the "First Falls of the Gunpowder" and ships moored just below the last of the rapids. Today, however, before reaching the open water of the Gunpowder tidal estuary, the river flows another two miles in

a narrow winding stream through marsh and flat alluvial plains, built up over several centuries by the soil washed from the farms of the watershed. North of the river, at the site of old Joppa Town, this alluvial plain extends for a mile or more before high ground is encountered, but on the south shore a finger of high land, rising to over 100 feet directly from open water projects outward to form the peninsula between the Gunpowder estuary and Bird River. This height of land, known as Days Mount, was the site of an extensive colonial mansion which is now in ruins. The splendid views from this knoll, up the valleys of the two Gunpowder rivers in one direction, and out over the estuary and the Bay in the other, amply justify the inclusion of this area in the park system contemplated in this report.

During drought periods, there is likely to be a deficiency of water in the river below Loch Raven, especially in that part immediately below the dam, as water is withheld for public water supply purposes. Small dams or weirs, or offstream impoundments might well be considered for this section as means of maintaining fishing, swimming, and canoeing.

Throughout the entire length of the river, interesting and picturesque side streams descend in a series of rapids and falls to the river and provide opportunity for a variety of woodland activities, including swimming in some of the deeper sylvan pools. The most exciting and picturesque of all of these side streams is Long Green Creek, where it descends in a series of gushing falls and rapids past the Cone Boy Scout area.

Taken in its entirety, the river offers in splendid measure a wide variety of scenery varying from quiet picnic groves and extensive lakes to rugged steep hillsides and rapid rocky reaches of stream and river, with ample opportunity within a relatively short distance of the city for a wide variety of recreational activities for large numbers of people.

Little Gunpowder River—The Little Gunpowder River has its source in the vicinity of Black Horse, in Harford County, and is the boundary between Harford and Baltimore counties from that point to tidewater, a distance of perhaps 20 miles. In its upper reaches, it flows through an area of rolling, open farmland and large estates, which is the center of the Maryland fox hunting country. Just below the Jarrettsville Road, however, it enters a well-wooded stretch of somewhat steeper hills, where the remains of the old Stansbury mill and an abandoned public road are now completely enclosed in thick forest. This section of the valley offers delightful areas for the more quiet sylvan-type of outdoor enjoyment.

For several miles below the Stansbury Mill-Sawmill



Little Gunpowder—Harford County
West of Belair Road
Key No. 13

Branch area, the valley opens up again, with extensive farming of the river bottom lands, but by the time the Pleasantville Road is reached, the valley has become deeper and the side slopes are steeper and heavily wooded, but wide meadow bottoms, such as the one at the Belair Road, offer excellent sites for picnic and other daytime uses. The river generally flows through and over rugged rocky reaches which increase as tidewater is reached, until, like the main Gunpowder, the river tumbles down a last turbulent reach in a rush to join tidewater at the Pulaski Highway. From there it flows quietly for about a mile and a half through the flat coastal plain to its junction with the main branch.

The Little Gunpowder does not have the width and volume of the main river, the hills are not as high and its waters are often quite muddy, since there are no detention reservoirs to catch silt after heavy rains. Its groves, wooded slopes, rocky pools, quiet reaches and turbulent falls and rapids add up to a river valley of rich possibilities for park and recreation use, however. One of the most outstanding examples of its beauty is found at the Vinegar Hill Road crossing, where the water tumbles down over a massive rock formation to form a delightful pool which is extensively used for bathing. At the Jericho Road crossing, the old wooden bridge, apparently in excellent repair, is another interesting feature which should be preserved as a park attraction.

Developments in the Gunpowder River Valleys

Gunpowder River—The two principal developments in the Gunpowder Valley are, of course, the Loch Raven and Prettyboy water supply reservoirs of the City of

Baltimore. Loch Raven Reservoir, located in the middle reach of the river with its broad water areas in the rolling Dulany Valley section, is about ten miles long and in places, a mile wide. Prettyboy Reservoir, located almost at the upper end of the valley, is about seven miles long. This reservoir, unlike Loch Raven, is located entirely in narrow steep-sided valleys and is nowhere much more than three-eighths of a mile wide. Both reservoirs are beautiful bodies of water, with varied and interesting landscape, much of it heavily wooded, and possessing great potentialities for a variety of recreational pursuits, both on land and water.

Developments other than the reservoirs are located mainly in the middle reach of the river. Had ancient Joppa Town continued as the port of entry and business center for Baltimore County, it is highly likely that the lower Gunpowder River, like the Patapsco River in its relation to Baltimore City, would have been utilized as an artery of traffic. This did not occur, however, and consequently the entire 11-mile stretch from the Pulaski Highway to Loch Raven Dam is almost entirely devoid of developments. Even the ancient mill dams that powered colonial industries near and above old Joppa Town have disappeared. Except for a liquor warehouse at the Baltimore and Ohio Railroad, and a few small commercial establishments at road crossings, the lower valley remains today much as it was when first discovered. West of Harford Road, on the south side, an operating quarry, and beyond this the grounds of the Maryland Training School for Boys, must be by-passed. The Gunpowder Rifle Range is located above the Notch Cliff Road, north of the river, but this reservation fits into the park concept, rather than interferes with it.



Little Gunpowder—Harford County
Jerusalem Road
Key No. 11

It is only above Loch Raven Reservoir that significant development occurs. The Northern Central Railroad, on its way north from Baltimore, enters the valley at Phoenix and occupies the east bank of the valley floor from the head of Loch Raven Reservoir to Blue Mount, a distance of 8 or 9 miles. The villages of Phoenix, Sparks, Glencoe, Corbett and Monkton are all located in this stretch; and at Big Falls Road, an extensive quarry is in operation. Throughout this reach occasional farms are located at those places where the valley floor widens out, and a number of well constructed residences are also scattered along the river. There are stretches of lovely woodland, however, and the meadow bottoms offer a peaceful setting for quiet riverside activity.

Above Blue Mount, the river is again left almost entirely to nature. Except for a few country road crossings, there are no developments until Prettyboy Dam is reached. Similarly, above Prettyboy Reservoir, there are no developments until the Valley Ranch, a dude ranch located at Roller, is reached. A mile above Roller the Western Maryland Railroad enters the valley, however, and continues along the river through Lineboro into Pennsylvania.

Little Gunpowder River—Unlike the lower half of the main branch of the Gunpowder River, there are some developments in the Little Gunpowder river valley which to some extent limit the area which should be included in a park. These are not extensive, however, and should not be viewed as a deterrent to development of a park along this stream.



View of railroad upstream from Phoenix Bridge



Quarry operations east of Big Falls Road

A trailer camp, located on the Harford County side of the river, just off the Old Philadelphia Road, probably must be by-passed. An extensive quarrying operation is located one-quarter mile east of Harford Road, on the south side of the river. On the north side of the river at this same location is an animal-wastes rendering plant. The road to this plant also serves the quarry by way of a private bridge across the river. The quarry would, of course, be an obstacle to acquisition, and must be by-passed, but the rendering plant produces such an objectionable odor for such a distance up and down the river, depending on wind direction, that it will probably be necessary to purchase and remove it if this area is to provide a satisfactory park environment. Odors were clearly discernible at least a mile away.

The Little Gunpowder was formerly used extensively for water power, and mills were constructed all along the river. Nothing but the remains of these are discernible today. A modern manufacturing plant is located at the village of Jerusalem, however, and would have to be by-passed. A cluster of dwellings located at Franklinville must also be by-passed. Several small establishments are located at other road crossings; such as, at Harford Road, but these are not a serious deterrent to park development.

At the Old Philadelphia Road, the Water Department of the City of Baltimore now owns land on both sides of the road and both sides of the river. The State has also acquired land on both sides of the river a short distance above the Old Philadelphia Road to provide for the proposed new Northeast Expressway.

Accessibility of the Gunpowder River Valleys

With the exception of the 4½ mile reach of the Gunpowder River between Harford Road and Belair Road, and the 2½ mile section from Belair Road to Old Philadelphia Road, no section of either river is more than about a mile from a reasonably good public road. In several areas, small roads also lead off the main highways for short distances along the stream, and at several points, a highway parallels the river for a mile or more. Even at the two City reservoirs, good roads now provide access to extensive portions of the lakes. Since the nature of the park which is contemplated in this report is such that large sections of land both along the river and around the reservoirs should be left in an undisturbed natural condition for the enjoyment of hikers, campers, fishermen and those who enjoy the quiet contemplation of nature, it would appear that little additional road construction will be required, in the near future, for access to most of the river park envisaged. Ultimately, as population and usage increase, additional roads may, of course, be needed.

Water Quality in the Gunpowder Rivers

There is little reason for concern over the quality of the waters of either the Gunpowder River or the Little Gunpowder River at the present time. The main river is, of course, a source of water for the City of Baltimore and sanitary controls are maintained throughout the watershed above Loch Raven Dam. Below the dam only a small amount of treated sewage effluent from a State institution,

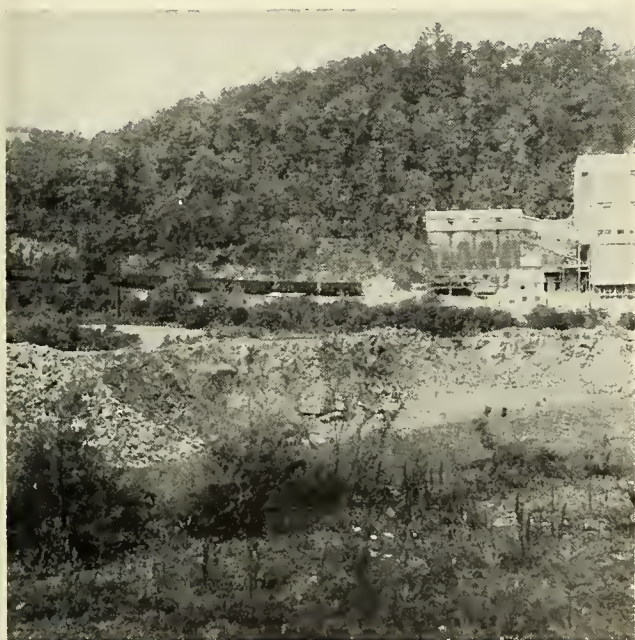


Covered bridge at Bunkerhill Road
Key No. 7-b

now enters the stream. A number of industries are located on tributaries of the river, but their wastes are all reported to be treated and controlled in such fashion as to avoid pollution of the river. The State Board of Water Pollution Control reports that on both the Gunpowder and Little Gunpowder rivers no appreciable amounts of untreated industrial wastes enter these streams, and with existing regulations is not likely to constitute a problem in the future. Thus, unlike the Patapsco River, where a long-range program of sewerage construction is required for ultimate elimination of existing pollution, the two Gunpowders are still clean and probably provide as good quality water as may be found in any natural stream in the State today.

Anticipated residential developments adjacent to the Gunpowder River in the future are, of course, a cause for some concern, but the State Department of Health believes that with rigid controls, the value of the river for recreational purposes can be effectively maintained. An excerpt from the Department's statement follows:

"It has been our thought all along that while development will doubtless take place in the Gunpowder watershed area, it should be accomplished under very rigid controls in order to meet objectives such as those set forth in our sewerage planning committee's report to your own agency. It is only through such planning and exercising of rather stringent controls that development of the ultimate potential of the Gunpowder watershed area for park and any other recognized purposes can be attained."



Quarry operations at Big Falls Road

Fishing Potentialities of the Gunpowder River

Presented below is a report from the State Game and Inland Fish Commission on the potentialities of the Gunpowder rivers for fishing, which points up admirably the possibilities inherent in the splendid resources and unpolluted waters of these two rivers for greatly augmenting this recreational activity in the Baltimore region.

GUNPOWDER WATERSHED RECREATIONAL STUDY INLAND FISHERY PROGRAM

Present Resources

The Gunpowder River watershed, extending from the coastal plain of the broad, marshy waters of the lower Gunpowder River and traversing the fall-line at the B. & O. Railroad, extends upward through the heart land of Baltimore County some sixty miles. The river basin is fed by many meandering streams nourished by underground springs.

Impoundments

Major impoundments, on this watershed, which are now providing limited fishing recreation to more than 2,000,000 people of this area are: Loch Raven Reservoir, Prettyboy Reservoir, Oregon Pool, Parkton Mill, Sheppard Pratt Pond, Druid Ridge Lake, Baltimore Fish and Game Association Pond and Gwynnbrook Community Pond, and numerous other private lakes, of which more than 600 are ponds on farm lands. Many of these areas are now being managed and stocked by the Maryland Game and Inland Fish Commission.

(a) Running Waters (Cold Water) Trout Stream:

The Gunpowder is amply provided with many cold running streams adequate to the management of trout fishing. Those now partially or wholly open to public fishing are: Little Falls, Gunpowder River, Beetree Run, George's Run, Oregon Run, Black Rock Run, Western Run, Piney Run, and Mine Branch Run. With the acquisition of additional lands for park and public use, numerous other streams could be added to this list.

(b) Warm Water Streams:

Considerable warm water fishing for smallmouth bass and related species such as sunfish, perch, crappie and catfishes, is to be found on the Gunpowder River and tributaries. The streams now being fished for these warm water fish are: Little Gunpowder River, Gunpowder River, Third and Fourth Mine Branch, Charles Run, Saw Mill Branch, Long Green Creek, Sweathouse Branch, Board Run, Mine Bank Run, Piney Creek, Bush Cabin Run and south branch of the Gunpowder Falls.

Present Use

The greatest concentration of population in the State is located in the Gunpowder River watershed, where 30,000 City fishermen and equal number of country fishermen reside. 15,000 neighboring fishermen from Pennsylvania, Harford, Carroll and Howard counties,

Maryland, swell the total fisherman population to about 75,000 persons interested in participating in fresh water fishing activities in the watershed. Present limited facilities on Prettyboy and Loch Raven Reservoirs, and access areas at some of the major highways crossing the river basin system, are the only facilities now available to this vast potential of outdoor recreation enthusiasts.

Future Development

It is apparent that the Fishery Division of the Maryland Game and Inland Fish Commission, with the cooperation of other active recreational agencies, must look to the development of many opportunities that this area affords. In the planning and development of this important work, it would seem necessary to hire a fishery manager or biologist to assist in the development and implementation of the many technical programs which must evolve from this type of work. We foresee the need for development of access sites at all of the major crossings of the river, such as, Parkton, Graystone, Monkton, Sparks, Phoenix, Cromwell Bridge, Somerfield, U. S. Highway No. 147 (Harford Road), U. S. Highway No. 1 (Old Philadelphia Road) and U. S. Highway No. 40. Parking areas and boat ramps would be a part of this overall plan to provide more fishing opportunities. Low flow dams to improve the rivers and streams and deepen the stream channel for cold water species, should be considered. Stream improvement devices to accelerate water-flow or create deep pools in shallow water areas are noticeably needed. Retention reservoirs on small streams throughout the watershed would be very desirable for the purpose of flood control, agricultural water use, municipal town water supply, fishing recreation and fire suppression. Additional access roads, to areas not now available to citizens, stands high on the list of priorities, for the recreational needs of the watershed. Boat liveries, adequate patrol and picnic facilities should be expanded at both Prettyboy and Loch Raven Reservoirs. Winter fishing, on these reservoirs, could be developed by the use of floating boathouses with heat and lighting utilities, which would provide excellent crappie and carp fishing. The Fishery Division sees the need for the initiation of a guide service on the reservoirs, for those unfamiliar with the how, when and where of good angling success.

The possibility of making these Baltimore City reservoirs a two-layer management program, where warm and cold water fishery programs could be developed, will be in the future picture.

Multiple Use Conflict

The development of swimming pools, playgrounds and other recreational facilities, which frequently conflict with public fishing, should be given serious preliminary priorities. These conflicts can frequently be resolved through seasonal operations, zoning of interest, and a restriction on method and administration of fishing areas. In the majority of cases, fishing will go hand in hand with most other outdoor recreation and fit into an urban recreational program.

SECTION V

RECREATIONAL USES OF EXISTING RESERVOIR AREAS AS PART OF A GUNPOWDER PARK DEVELOPMENT

Public water supply reservoirs have as their primary purpose the storage of water to insure an adequate and safe supply in time of drought. Because these waters are intended for domestic consumption, they must be protected against pollution by the imposition of certain sanitary restrictions affecting both the use of the water surfaces and the land surrounding them. Yet many such reservoirs and their enclosing reservations possess great recreational potentialities, which should, whenever possible, be made available to the public.

The two reservoirs on the Gunpowder River are no exceptions. Situated as they are in magnificent settings of varied topography and forest cover, and with miles of splendid shore line varying from steep rocky cliffs to long shelving slopes, these lakes and their surrounding lands could, under proper controls, provide a wide range of outdoor recreational opportunities for a large number of people.

Practices in the use of reservoirs for recreation vary in different parts of the country. In Illinois, for example, many municipalities permit swimming and many other recreational pursuits on their reservoirs. Springfield per-



No Trespassing—Prettyboy Reservoir Area
Key No. 8

mits practically unlimited recreational activities including swimming, motorboating, sailing, iceboating, ice skating and private cottage developments. The Illinois State Department of Health reports that, with proper controls, no detrimental effects on water quality or public health have resulted from such uses. In other areas of the country, practically no recreational use of reservoirs is allowed. Opinion among sanitary engineers and public health personnel regarding the degree to which such uses are permissible has not yet become consolidated, but as experience is gained and public attitudes change, there is a growing tendency to become more liberal in the approach to this problem.

The City of Baltimore is cognizant of the recreational value of its water supply reservoirs areas, and over the years has gradually been expanding the opportunities accorded the public for the enjoyment of these resources. To aid and advise it in this program, it has established a committee of public officials and interested citizens of the area, which includes representatives from the Commission on State Forests and Parks, both the City and County Departments of Recreation, the City's Bureaus of Water Supply and Sewers, the City Solicitor's Office, the State Department of Health, the Game and Inland Fish Commission, the City Department of Public Works, and the Commissioners of Carroll County.



Boat Docks on Prettyboy Reservoir
Key No. 8

Within recent years, certain recreational activities have been introduced at both Loch Raven and Prettyboy reservoirs. At Loch Raven, fishing from rowboats is permitted under jurisdiction of the League of Maryland Sportsmen. The League sponsors a boat rental service. In the last year, fishing along the banks has been allowed. Picnicking in prescribed areas is permitted, with a total of approximately 175 tables being provided. These areas are being enlarged each year. The League also operates a skeet range and maintains a clubhouse on the reservoir lands. The public may use these facilities. The City's Bureau of Parks is completing a new 18-hole golf course, which will be managed by the Department of Recreation. Horseback riding is permitted, and recently a series of "fire trails" closely following the contours, has been put in, which will also serve as riding trails. Hiking is encouraged. No fires of any kind are permitted in the area because of the fire hazard.

At Prettyboy Reservoir, fishing is permitted from boats and from the banks. Boat slips are provided for privately owned boats, and a dockage fee is charged. Deer hunting with bow and arrow is permitted at Prettyboy during the deer season only in a restricted area and hunters must register with the Game and Inland Fish Commission. Picnic tables (approximately 50) are scattered around in the Prettyboy area. Again, no fires of any kind are permitted.

Recreational use of water supply reservoirs was recently made the subject of a meeting of interested State and local public officials of the Baltimore region, called together by the Baltimore Regional Planning Council in connection with its study of future land uses in this area. The consensus at this meeting was that "with certain exceptions and within certain limits, there was little reason on sanitary grounds for restricting use of water supply reservoirs for recreation, when, as in the case of Baltimore City, full treatment of the water is provided before consumption. There appeared to be reason to fear public reaction to some uses, however, unless the public were fully informed on the safeguards provided, but beyond this, the principal deterrent to the recreational use of these facilities appeared to stem more from difficulties of a legal, financial or an administrative nature."

The group expressed the feeling, however, that motor-

boats should not be allowed, both because of oil pollution and for safety reasons, as well as because they would detract from fishing and the quiet enjoyment of the superior esthetic values offered by these lakes. They also considered it entirely inappropriate to permit private cottages to be erected on the lake shores, and questioned whether overnight camping should be permitted on the reservoir lands. Beyond these restrictions, however, the general feeling was that "over a period of time, and with careful consideration of all aspects of each problem, existing uses could be greatly expanded and many additional uses might ultimately be permitted, including such things as general use of small boats and canoes, sailboating and ice skating in selected areas, and eventually, on a trial basis at least, swimming.

"The basic problem appears to be one of working out cooperative arrangements between water departments and those other State and local agencies who would be in a position to cooperate in the establishment, management, financing and policing of these other activities. Since some of these uses are already permitted, accomplishment of the ultimate goal appears to be primarily a question of continued cooperation and planning between the various interests involved, but this process should probably be undertaken on a more organized and accelerated basis. There was agreement, nevertheless, that even with maximum safeguards, reservoir areas could never be expected to provide as full a program of recreational uses as would be the case if the reservoirs were not primarily developed for water supply purposes. On this point, one of the most serious deterrents to such full usage, other than sanitary requirements is the fact that these reservoirs are drawn down very substantially in periods of drought, thereby destroying temporarily most of the recreational values they otherwise possess."

Unquestionably, the splendid recreational values of these two reservoirs should be utilized to the fullest extent consistent with the safeguarding of Baltimore's water supply. Accordingly, it is recommended that the officials of the various City, State and County departments concerned undertake to accelerate their present splendid cooperative approach to this problem, to the end that these reservoir areas be made an effective part of the Gunpowder park system herein proposed, to the fullest extent practicable.

SECTION VI

DETAILED PROPOSALS FOR LAND ACQUISITION FOR A GUNPOWDER RIVER VALLEY PARK SYSTEM

Proposed Areas To Be Included In A Gunpowder River Valley Park

The Gunpowder valleys, in general, are by far the best choice for an addition to the system of natural parks which should be provided for the Baltimore region, and we have no hesitation in recommending that an intensive park be developed in these valleys.

The two Gunpowder rivers, in their entirety, contain some 70 miles of beautiful varied river valley land, with lakes, forests, sylvan glades, rocky defiles, deep pools, turbulent rapids, grassy meadows, clean cool trout streams, rustic bridges and scenic knolls and overlooks. All of it would, in some measure at least, contribute in satisfactory measure to a splendid natural park. Some portions have more to offer than others, however, and since sound judgment and economics demand some limits both on what should be withdrawn from the tax rolls and what should be acquired at public expense for park purposes, a choice is necessary.

Viewed in this light, and taking into account the substantial acreage recommended for inclusion in a Gunpowder park system, we must conclude that the mid-



Gunpowder River
Key No. 4

portion of the main Gunpowder valley, from the upper end of Loch Raven Reservoir at Phoenix, to the Big Falls Road, a distance of about 10 miles, probably should be eliminated from further consideration for park purposes at this time. Were no other lands available, this stretch of river could, without question, serve as a delightful park with many attractive features. However, the railroad, extending throughout the entire length of this section, plus the several village centers, and the various private homes and developments which are located in this stretch of the valley, all detract from the area for park purposes. In addition, it is quite probable that some of the lands in this section would be rather expensive. Even without this section of the valley, the lands recommended herein for acquisition for a Gunpowder River Park involve a substantial acreage. It is accordingly recommended that this section be excluded.

Similarly, in the Little Gunpowder River, we must conclude that the section from Green Road to Pleasantville Road which is now farmed to a considerable degree, does not possess the same attractions for park purposes as do the sections recommended. Since, in addition, it is now contributing to the economic welfare of the State in greater measure than the lands recommended for acquisition, we propose that it not be included in the park system.



Days Mount—Ruins of Old Colonial Home
Key No. 1

Thus, our recommendation is for a system of unconnected parks along both rivers, which takes advantage of the best features of the two valleys for park purposes and at the same time offers the most economical selection. Along the main branch of the Gunpowder, this system would include a park of a more urban type embracing about 500 acres on tidewater at Days Mount, opposite old Joppa Town; that section of the river from the Baltimore & Ohio Railroad up to and including the Loch Raven Reservoir; the section from Big Falls Road up to and including Prettyboy Reservoir; and a short section along the river above the latter reservoir, extending to the property lines of the Valley Ranch at Roller.

On the Little Gunpowder River, we propose the inclusion of the section from Old Philadelphia Road to Pleasantville Road and the section from Green Road to Jarrettsville Road.

The total acreage to be acquired would be about 11,610 and the total acreage of the whole park system, including the existing reservoirs and surrounding lands would amount to 27,710.

As previously indicated, any consideration of a continuous park the entire length of the two stream valleys of the Gunpowder would be unrealistic. This is emphasized by the fact that large portions of the two valleys are not desirable for park purposes, being largely in farm land or meadow, or cut off by highway and railroad. Land now in productive agriculture and in developed country estates



**Swimming Hole west of Belair Road
Key No. 4**

is economically beyond consideration and at the same time has little park potential. Certain sections which have established industrial and institutional uses must also be bypassed in any sound approach to a park acquisition program.

The nature of the proposed park can be compared to a broken chain with a series of links, extending along the Gunpowder River from its mouth to the Carroll County line and including the areas of Loch Raven and Prettyboy reservoirs, and to the Jarrettsville Road on the Little Gunpowder. Although the river valley park areas are interrupted by sections devoted to other land uses, each park section is easily accessible by existing roads or highways. In some cases, roadside developments which might prove detrimental to a park development are proposed for acquisition. In other cases, present industrial and semi-public uses in critical areas are included on an easement or lease basis with option to acquire at some future time.

Before presenting the proposal for land acquisition, it is necessary to point out that the exact shape and size of each area selected is subject to further study and investigation. It is within the scope of this report to indicate simply approximate areas based upon reconnaissance surveys and map studies. Thus the taking lines are generalized and must be refined later. The total acreage ultimately acquired may therefore be expected to vary somewhat from that recommended herein.



**Confluence of Long Green and Gunpowder
Key No. 4**

The detailed proposals for park acquisition are presented below in sections with Key Number for ease in identification and description. They are as follows:

Days Mount (Key No. #1)

Location—South side of Gunpowder River Estuary east of Route #40 between Days Cove and Bird River.

Proposal—Acquire approximately 500 acres embracing Days Mount farm and adjacent land from south bank of Gunpowder River to Bird River.

Description—This high knoll surrounded by farm land and some marsh contains the ruins of a colonial home, which in earlier years commanded a view of the shipping activities associated with old Joppa Town across the river as well as views up the valleys of the two Gunpowder rivers. By judicious cutting of trees, splendid vistas of these river valleys and the Bay beyond can be developed. Some of the land is marsh and of no economic value.

Uses—Group and family picnicking, boating, fishing, urban-type uses as required including swimming (controlled pool), 18 hole 3-par golf course, etc. While the estuary of the Gunpowder River is largely marsh, there are approximately 800 acres of open water between the Pennsylvania Railroad and the shore including a portion of Bird River. It is recommended that consideration be given to the development of a marina at Days Mount for small sailing and motor boats. The importance of this area



View Downstream From Bridge
Key No. 7-b

justifies consideration of the restoration of the original home and the installation of fine dining facilities for public use.

Gunpowder River—Between Pulaski Highway and Old Philadelphia Road (Key #2)

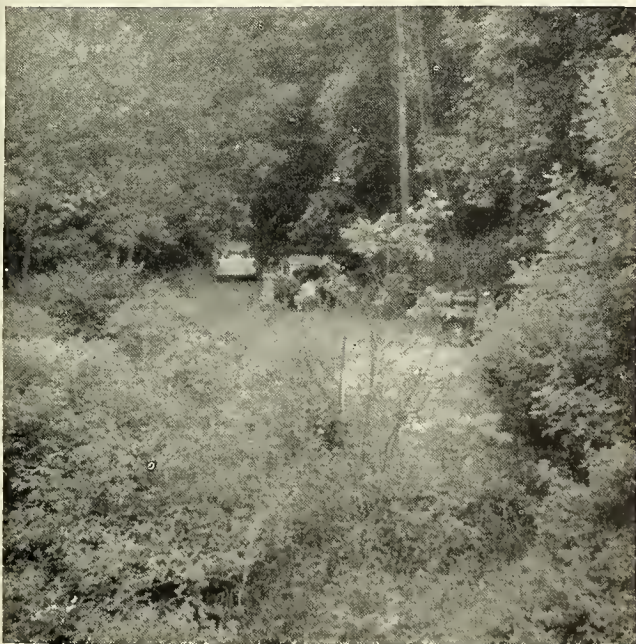
Proposal—Obtain by lease or easement from the Seagram Company use of approximately 250 acres extending for approximately one mile on both sides of the river. This does not include the area now occupied by the distillery (not operating) and the warehouses of the Seagram Company. It is hoped this property might be acquired later if and when the present uses are abandoned.

Description—This section of the Gunpowder which is over 100 ft. wide, is one of the most spectacular along the whole river, presenting a series of rapids, whirlpools and tumbling water along heavily wooded, gently sloping banks, and has great scenic value.

Uses—Only limited uses can be made of this section until it is possible to acquire it by purchase. Limited fishing, picnicking (just off Old Philadelphia Road). No capital outlay required for development.

Gunpowder River—Between Old Philadelphia and Belair Roads, Approximately 2½ Miles of River Valley (Key #3)

Proposal—Acquire approximately 1,000 acres on both sides of river.



Present Picnic Usage Along River Side
Key No. 7-b

Description—This section along the river is undeveloped and relatively inaccessible except for foot trails. Heavily wooded with wide variety of native flora. Some sections rugged in topography.

Uses—Nature trails, day and overnight camping, fishing, canoeing and hiking. A parking area off Forge Road would provide access along foot trails to the middle portion of this section.

Note—In this section and the one following, the feasibility of constructing a series of low dams or weirs for the purpose of impounding small bodies of water should be further explored. (See report of the State Game and Inland Fish Commission.) Such action will insure fishing and canoeing in times of low water during periods of drought. Such dams in earlier times provided power for the various mills along this river. An alternative to this scheme is the possibility of off-stream impoundment for the same purpose.

Gunpowder River—Between Belair and Harford Roads Including Portions of the Stream Valleys of Long Green Branch and Sweathouse Creek, Approximately 4½ Miles Along the River (Key #4)

Proposal—Acquire approximately 2,400 acres including the present 100-acre Cone Boy Scout Reservation now owned by the Baltimore Area Council, Boy Scouts of America.

Note—While the ownership of the Scout Reservation would change, this should not restrict this or other similar organizations from using the area in much the same manner in which it is now used.



Little Gunpowder Off Reynolds Road
Informal Scout Camping
Key No. 11



Little Gunpowder—Harford County
East of Belair Road
Key No. 12

Description—This section of the proposed park is the very heart of the lower Gunpowder development. It is the largest unbroken section proposed for the entire park. Its value is enhanced by the stream valleys of Long Green Branch and Sweathouse Creek which join the river at the present Boy Scout Reservation. It is also one of the most inspiring areas of a remote wilderness type. Except for the type of forest cover, it presents an environment comparable in many respects to the superb landscape of some of the salmon streams of northern New Brunswick and the Gaspe areas.

Uses—This area would have uses similar to those for the previous section except on a more extensive basis and would include hiking, day and overnight camping, fishing, canoeing. High ground off the Harford Road and the riverside along the north bank, west of Belair Road, for approximately three-quarters of a mile, can be used for group and family picnicking. Subject to adequate sanitary control, swimming would be possible in some of the sylvan pools on the Long Green Branch and in other stretches of quiet water along the main river. One of the major uses of the proposed park will be horseback riding. Bridle trail can be constructed in this section and the subsequent sections in the upper valley, and could be tied in with the bridle trails of the Loch Raven Reservoir Area.

Gunpowder River—Between Harford Road and Loch Raven Reservoir (Key #5)

Proposal—Acquire approximately 400 acres of land on both sides of river.

Description—In this section, Notch Cliff Road west of Harford Road follows the north bank of the river for

approximately one mile. The river is approximately 3 miles long in this section. It is proposed to by-pass the present quarry and the Maryland Training School for Boys on the south side between Harford Road and Valley Road. Also to be by-passed is the Gunpowder Rifle Range between Notch Cliff Road and Factory Road.

Uses—This is one of the few spots where a drive follows the river and provides delightful river views. Extensive picnic facilities are feasible in this section and would constitute the major use. In the section between Notch Cliff Road and the Loch Raven Dam on the north side of the river, facilities comparable to those now available on the south side below the dam are feasible and are recommended.

Gunpowder River (Key #6)

Location—Loch Raven Reservoir.

Description—This reservoir, 9 miles in length, has a total area of 7,900 acres and a water surface area of 2,400 acres. In places it is almost a mile wide. The shore lines vary from steep, rocky, wooded slopes to wide expanses of gently rolling open land.

Uses—See section on recreational uses of public water supply reservoirs.



Harford County—near Jerusalem Road
Key No. 12

Gunpowder River—Between Big Falls Road and York Road Including Portions of Stream Valley of Panther Branch, Approximately 2½ Miles of River Valley (Key #7a)

Proposal—Acquire about 960 acres.

Gunpowder River—Between York Road and Prettyboy Dam, Including Portions of Stream Valleys of Mingo Branch and Bush Cabin Run, Approximately 4 Miles of River Valley (Key #7b)

Proposal—Acquire about 2,280 acres.

Description—These two sections of the valley are characterized by a generally narrow valley floor with steep, heavily wooded, often rocky side slopes and a clear, cool, sparkling river flowing over a rocky or gravelly bottom, with interesting side valleys from which streams cascade down steep ravines to the river. It is crossed at intervals of 1 to 1½ miles by public roads which provide access to the valley. The new Harrisburg Expressway, which separates the upper from the lower portions of this section, will not provide access to the park, but access can be gained from the adjacent old York Road. At the Bunker Hill Road, there is an old covered bridge which should be preserved. Foot trails for fishermen along parts of the river are made possible by agreements between the State Game and Inland Fish Commission and cooperating land owners.



Woods Road in Harford County
East of Belair Road
Key No. 12

Uses—Fishing, day and overnight camping, picnicking, swimming, hiking, possibly horseback riding with extension of bridle trail system from Prettyboy Reservoir area. With the exception of development of parking and picnic areas at places where roads cross the stream, and the opening up of trails along the river, some of the streams and bridle trails along the tops of the higher slopes, this area should be left in its present natural condition.

Gunpowder River (Key #8)

Location—Prettyboy Reservoir.

Description—This reservoir, 7½ miles long, is characterized by long narrow arms, seldom more than three-eighths of a mile wide, with generally steep, heavily wooded shores. At a few places, level shelving shore areas make possible the development of picnic and boat dock facilities. A long wide peninsula on the west side of the reservoir is featured mainly by a high plateau of old farm lands, rather open in character, and suitable for hiking, day camping, riding and similar pursuits.

Uses—See Section on recreational use of water supply reservoirs.



Harford County—West of Belair Road
Key No. 13

Gunpowder River—Between the Prettyboy Reservoir Lands and the boundary of the Valley Ranch at Roller, a Short Distance Over the Boundary in Carroll County, Approximately 1 Mile of River Valley (Key #9)

Proposal—Acquire approximately 360 acres on both sides of river.

Description—This area is simply an extension along the river of the upper area of the Prettyboy Reservoir reservation, and is typical of the narrow, steep-sided valley which characterizes the river in this region.

Uses—Like the section below Prettyboy Dam, this short stretch of river valley would mostly serve fishermen and hikers. However, it is proposed to extend this section to the boundaries of the Valley Ranch, to make possible the extension of horseback riding, which is a feature of this dude ranch, through development of bridle trails leading into the reservoir area. From a public policy point of view, however, it was not considered desirable to add the Valley Ranch itself to the proposed park, since this privately owned development with its extensively farmed lands and substantial improvements, is providing a satisfactory recreational service for its patrons, and its elimination would be an economic loss to the area.



Meadowland in Harford County
Between Keys No. 14 and No. 15

Little Gunpowder—Between Pulaski Highway (Route 40) and Old Philadelphia Road (Key #10)

Proposal—Acquire approximately 40 acres of land on both sides of river. Approximately one-quarter mile of river valley.

Description—This is a relatively small strip extending from the Baltimore & Ohio Railroad to Old Philadelphia Road. A portion of this area is owned by the City of Baltimore.

Uses—Picnicking, fishing and nature study.

Little Gunpowder—Between Old Philadelphia Road and Jerusalem Road, Approximately 3 Miles of River Valley (Key #11)

Proposal—Acquire approximately 720 acres of land on both sides of river.

Description—This section is heavily wooded and rugged in certain parts. On the Harford County side, a trailer camp just off the Old Philadelphia Road should be bypassed. Just beyond this, the proposed expressway will cross the river. The valley between the Reynolds Road and the river is being used for overnight camping by boy scouts. At the Vinegar Hill bridge, there is sufficient water depth for swimming, which is now enjoyed by a large number of people. Beyond Vinegar Hill on the Jericho



**In Harford County—West of Belair Road
Key No. 13**

Road, an old covered bridge should be preserved as part of the park. The whole area in this section has charm, beauty and much active use.

Uses—Day and overnight camping, fishing, hiking, horseback riding, swimming, limited picnicking, and canoeing. Some of these uses depend upon the construction of low dams or weirs to impound small bodies of water.

Little Gunpowder—Between Jerusalem Road and Belair Road, Approximately 1½ Miles of River Valley (Key #12)

Proposal—Acquire approximately 400 acres of land on both sides of the river.

Description—This section is similar to the previous one with the exception of the rugged character of the shores. The dense woods are cut by trails along the river bank on the Harford County side. Here the river is fenced off with barbed wire for a purpose not determined.

Uses—Same as area #11, with special emphasis on camping and nature study.

Little Gunpowder—Between Belair Road (U. S. Route #1) and Harford Road, Approximately 1 Mile of River Valley (Key #13)

Proposal—Acquire approximately 200 acres of land on both sides of river including existing rendering plant.



**Old Abandoned Public Road At Stansbury Mill Area
Little Gunpowder
Key No. 15**

Description—The small acquisition here is due to the presence of an extensive quarry operation on the Baltimore County side of the river just off the Belair Road. On the Harford County side is an active rendering plant which should be acquired to protect the proposed park area from obnoxious odors. Just off the Belair Road on the Harford County side is an open pasture of approximately 3 acres. The remaining river valley is heavily wooded. On the Jerusalem Road end the river divides to form a small but most interesting island.

Uses—Group and family picnicking on the Harford County side off Belair Road. Use pasture to develop parking area. Fishing, canoeing, swimming, and hiking.

Little Gunpowder—Between Harford Road and Pleasantville Road, Approximately 4 Miles of River Valley (Key #14)

Proposal—Acquire approximately 1,200 acres on both sides of river.

Description—Mostly rugged terrain with sections of placid water along heavily wooded banks. This section is cut

by Bottom Road which offers an additional access point to the river valley at a place of considerable attractiveness.

Uses—Family picnicking, fishing, canoeing, hiking, horseback riding, nature study.

Little Gunpowder—Between Green Road and Jarrettsville Road, Approximately 3 Miles of River Valley (Key #15)

Proposal—Acquire approximately 900 acres on both sides of the river valley including an area along Sawmill Branch.

Description—This is one of the most picturesque sections on the Little Gunpowder. It is heavily wooded and has all the elements of a wilderness-type park but is not so rugged as other areas downstream. The remains of an old mill race add to the charm of this fine area.

Uses—Now used for horseback riding and fox hunting, a use which should be allowed to continue. Hiking, nature study, fishing, and day and overnight camping.

SUMMARY OF PROPOSALS

1. LAND TO BE ACQUIRED:

	<i>Acres</i>	
Gunpowder Estuary	500	
Gunpowder Valley	7,650	
Little Gunpowder Valley	3,460	
	<hr/>	
Total Acreage		11,610

2. EXISTING PUBLICLY OWNED RESERVOIR LANDS:

Loch Raven Reservoir Area	5,500	
Prettyboy Reservoir Area	5,900	
	<hr/>	
Total Reservoir Lands		11,400

3. EXISTING WATER AREAS ADJACENT TO PROPOSED PARK AREAS:

Gunpowder Estuary (open)	800	
Loch Raven Reservoir	2,400	
Prettyboy Reservoir	1,500	
	<hr/>	
Total Water Area		4,700
Grand Total—Proposed Park Area (including water areas)		<u>27,710</u>

4. LENGTH OF STREAM VALLEY IN AREAS RECOMMENDED FOR ACQUISITION:

	<i>Miles</i>	
Gunpowder	19.50	
Little Gunpowder	12.75	
	<hr/>	
Total Mileage	32.25	

5. PROPOSED ACREAGE OF LANDS TO BE ACQUIRED, BY COUNTY:

	<i>Acres</i>	
Baltimore County	9,685	
Harford County	1,805	
Carroll County	120	
	<hr/>	
Total Acreage		11,610

6. TYPES OF RECREATIONAL USES PROPOSED FOR PARK:

Day and Overnight Camping
 Group and Family Picnicking
 Boating and Canoeing
 Fishing
 Hiking
 Nature Study
 Horseback Riding
 Winter Sports
 Swimming (limited)
 Urban Type Activities, including Par-3 Golf
 (Days Mount and certain portions of reservoir lands)
 Enjoyment of Natural Scenery

SECTION VII

ADMINISTRATION OF PROPOSED PARK

The establishment of a public park calls for an effective agency to handle its administration, development, maintenance and program. In the case of the proposed Gunpowder River Valley Park, it is recommended that this be the function of the State Department of Forests and Parks. This decision has been reached because of the following:

1. The financial responsibility for a park of the scope contemplated (11,610 acres) which will serve the residents of an area involving a number of counties in addition to the City of Baltimore, should not be borne by a single local political jurisdiction.
2. The patronage anticipated for the proposed park, as already evidenced by attendance at the Patapsco State Park and the Baltimore City Reservoir areas, will be State-wide with substantial numbers coming from out-of-state.

3. The State Department of Forests and Parks is an existing State agency legally set up for this specific purpose. It has been charged with the responsibility of administering similar areas throughout the State.
4. The Department's jurisdiction in the State of Maryland transcends county and municipal lines.
5. The characteristics of the proposed park and its recreational uses more nearly conform to those usually associated with a state park than to those of a municipal or community park.

While acquisition and general development of the proposed park should be the responsibility of the State, certain areas within the park, especially in the vicinity of the two reservoirs, could well be developed and managed by local agencies. It is, therefore, suggested that as the acquisition and development proceeds, the State, County and City Park and Recreation Departments cooperatively work together toward this end.

SECTION VIII

APPROXIMATE COST OF ACQUISITION

As in the case of the Patapsco, most of the land included in the proposed Gunpowder park is currently unsuitable for residential and industrial development and therefore not of great value. The wide public interest in this proposed park has stimulated certain property owners to express their desire to donate land in the acquisition area. It is hoped that other civic-minded property owners will follow a similar pattern and that parcels in various sections of the area can be acquired through gifts. Experience has taught that the great bulk of the property must be acquired by direct purchase. However, land values are relative and vary widely with the character of the terrain. Much of the Gunpowder valley is rugged and precipitous, some in low land including swamps, and relatively none in what might be considered desirable for development. There are a few commercial establishments that must be acquired for access, protection and control.

The acquisition program of the Patapsco offers a partial guide to a similar program in the Gunpowder. The Patapsco lands, already acquired, or in the process of acquisition, are comparable to the areas in the Gunpowder recommended for park purposes. While a large portion of the land acquired in the Patapsco has been in the upper valley, it is of the same relative character as most of the land proposed in the entire length of the Gunpowder. Thus, it would seem that the Patapsco land values can serve as a sound basis for a generalized estimate of land values in the Gunpowder, taking into consideration the

normal increase in value. Actual land value is not the only factor, however, in estimating acquisition costs. To this must be added the cost of surveys, of title verification, of appraisal and legal cost in lands to be acquired by condemnation. These other cost factors as experienced in the Patapsco program can materially add to the cost of the land. A summary of the Patapsco costs is as follows:

For the acquisition of 110 tracts consisting of 3,714 acres, the actual purchase price was \$578,060 or \$156 per acre. Added to this was the cost of surveys, appraisals, options, advisory committee expenses, etc., which amounted to the sum of approximately \$400,000 or \$108 per acre. This brings the total cost per acre to about \$265.

Since land automatically increases in value as time goes on, the figure of \$200 per acre would seem reasonable, for the Gunpowder, in the light of the Patapsco experience. This would mean that the cost of the 11,610 acres in the Gunpowder valleys recommended for acquisition would be approximately \$2,322,000. A figure of \$100 per acre for the necessary expense of land acquisition would add \$1,161,000 or a total of \$3,483,000.

With respect to development costs, only further detailed study can determine what these will be. As emphasized in the report, however, the concept of the Gunpowder park is not one involving intensive urban-type usage, but rather that of a wilderness-type park where the natural setting is left as little disturbed as possible. Therefore, development costs should be relatively low.

SECTION IX

PRIORITY SCHEDULE OF ACQUISITION

While the proposals for areas to be acquired are clearly stated, the acquisition of certain sections of the proposed park is a matter of supreme urgency. Otherwise, some of the land will be devoted to other uses and lost for park purposes. On this point it is emphasized that immediate efforts should first be directed toward acquisition of sufficient strips of land bordering the proposed park at the major highway crossings to insure and to protect access to the proposed park. Thereafter, it is recommended that as far as possible lands be acquired in the following order of priority:

1. The Big Gunpowder between Old Philadelphia Road and Harford Road. (Key Nos. 3 and 4). Total Acreage—3,400.
2. The Little Gunpowder between Pulaski Highway and Harford Road. (Key Nos. 10, 11, 12 and 13). Total Acreage—1,360.
3. The Big Gunpowder between Pulaski Highway and Old Philadelphia Road. (Key No. 2). Total Acreage—250.
4. The Days Mount section east of Pulaski Highway. (Key No. 1). Total Acreage—500.

5. The Big Gunpowder between Harford Road and Loch Raven Reservoir. (Key No. 5). Total Acreage—400.
6. Big Gunpowder between Big Falls Road and Prettyboy Reservoir. (Key Nos. 7-a and 7-b). Total Acreage—3,240.
7. The Little Gunpowder between Harford Road and Pleasantville Road. (Key No. 14). Total Acreage—1,200.
8. The Little Gunpowder between Green Road and Jarrettsville Road. (Key No. 15). Total Acreage—900.
9. The Big Gunpowder between Prettyboy Reservoir and the termination of the park in Carroll County. (Key No. 9). Total Acreage—300.

It is further recommended that a functional plan be prepared as soon as possible for the development and use of the proposed areas as a park. It is again emphasized, however, that acquisition should proceed immediately and not be delayed pending preparation of such a functional plan.







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UNIV. OF MD. COLLEGE PARK

